

**CHARLIE BAKER**  
Governor



**KARYN POLITO**  
Lt. Governor

**FOR IMMEDIATE RELEASE:**

**July 18, 2019**

CONTACT

Brendan Moss

[brendan.c.moss@massmail.state.ma.us](mailto:brendan.c.moss@massmail.state.ma.us)



## **Baker-Polito Administration Advances Production and Preservation of 1,500 Housing Units Across Commonwealth**

*Administration awards nearly \$80 million in funding and allocates \$40 million in tax credits to support affordable housing in Massachusetts*

**SWAMPSCOTT** – Today, Governor Charlie Baker announced the 2019 Affordable Rental Housing Awards. Today's awards will support the preservation and production of 1,581 rental units, including 1,349 affordable units. This includes 273 units that will be reserved for extremely low-income households.

Today's awards will advance three transit-oriented projects, five projects for seniors, and two projects that will significantly rehabilitate public housing. Affordable rental housing awards have led to the production, renovation and preservation of more than 7,800 housing units, representing nearly half of all the housing units supported by the Baker-Polito Administration since 2015 through funding mechanisms like the MassWorks Infrastructure Awards Program, the Housing Development Incentive Program and more.

"We are pleased to announce these Affordable Rental Housing Awards to advance the production and preservation of more than 1,500 rental housing units throughout the state," **said Governor Charlie Baker**. "Our administration has already invested more than \$1 billion in affordable housing and we look forward to working with our colleagues in the Legislature to pass our Housing Choice bill to facilitate the production of more new housing units in communities across Massachusetts."

"Each housing unit advanced today will benefit entire communities, by bringing more people to downtowns, transforming long-vacant properties, and providing new customers for local businesses," **said Lt. Governor Karyn Polito**. "Housing is both a valuable tool and critical precursor for economic development, and these projects will provide stability to many households in need. Congratulations to all of today's awardees."

The Department of Housing and Community Development is awarding nearly \$80 million in direct subsidies from seven state bond accounts and federal HOME funds, and allocating \$38 million in state and federal Low Income Housing Tax Credits (LIHTC) to 28 projects. The tax credit allocations will generate more than \$260 million in equity to support these projects. Massachusetts is one of just 17 states to offer a state tax-credit program to complement the federal LIHTC program to support the development and rehabilitation of affordable housing.

“The housing crisis in Massachusetts has far reaching effects on our Commonwealth, and is a major obstacle to long-term growth,” **said Housing and Economic Development Secretary Mike Kennealy.** “Our workforce and low-income households need more housing options that connect them to employment opportunities, transportation and amenities. Our administration is proud to support today’s projects, which will further diversify our housing portfolio and help more families access stable housing.”

“Housing that meets the needs of residents is the foundation for thriving communities, supporting strong neighborhoods and vibrant downtowns,” **Housing and Community Development Undersecretary Janelle Chan.** “Today’s awards enable the creation of housing for low-income families, seniors, and individuals, including those transitioning out of homelessness. These high-impact projects will bring new residents to Fitchburg, Gloucester, and Methuen’s downtown districts, redevelop vacant school properties in Southbridge, Swampscott and Taunton, and leverage town-owned land in Williamstown. This is just a sample of the amazing developments we are supporting, all of which will benefit thousands of residents upon their completion.”

Governor Baker joined Housing and Economic Development Secretary Mike Kennealy, Housing and Community Development Undersecretary Janelle Chan and local leaders to announce the awards in Swampscott, near the site of the future Senior Residence at the Machon, which received funding today. The project will redevelop a vacant elementary school into 38 affordable rental units for seniors, with eight units reserved for extremely low-income seniors. The developer, B’Nai B’rith, will also provide long-term services at the site to support residents. DHCD is supporting the project with a federal LIHTC allocation and direct subsidy funding.

“A few years back the Town of Swampscott took an important step in making the former Machon Elementary School available for affordable housing. Together with a strong partner in B’nai B’rith Housing and the required financial support from the Baker Administration, 38 units of very affordable senior housing are becoming a reality in Swampscott,” **said Peter Spellios, Chair of the Swampscott Select Board.** “The need for affordable housing in every community is real. By supporting the Senior Residences at Machon in his hometown of Swampscott, Governor Baker is setting an important example for all communities. We are grateful for his leadership and support.”

“We are so grateful for the State’s support and for our partnership with the Town of Swampscott to bring much-needed affordable housing to seniors and older adults in Swampscott,” **said Susan Gittelman, Executive Director B’nai B’rith Housing.** “Seniors and older adults are a fast growing demographic, and we believe this community development will help fill the need for affordable housing in Massachusetts.”

“With the current high demand for housing, unlocking the potential of developments like this is of paramount importance,” **said Senator Brendan Crighton**. “This project perfectly combines the need for senior housing with an unutilized building ripe for redevelopment and reuse.”

“This project is an excellent use of the Old Machon School building, supporting seniors who increasingly cannot afford Massachusetts’ skyrocketing housing costs,” **said Representative Lori Ehrlich**. “I am grateful to the administration for including this project in its award round, and I look forward to continuing to work with my colleagues and the administration to reduce housing costs on the North Shore and increase the supply of housing options.”

Today’s awards further the Baker-Polito Administration’s efforts to increase significant housing production across the Commonwealth, including affordable and market-rate housing. Since 2015, the administration has injected more than \$1 billion in affordable housing, resulting the production and preservation of more than 17,000 housing units, including 15,000 affordable units. In 2018, [Governor Baker signed the largest housing bond bill in Massachusetts history](#), committing more than \$1.8 billion to the future of affordable housing production and preservation. The Baker-Polito Administration has also advanced the development of more than 11,000 mixed-income housing units through the successful [MassWorks Infrastructure Program](#), reformed the Housing Development Incentive Program, and worked with communities to implement smart-growth development and planning efforts.

[In February 2019, Governor Baker refiled the Housing Choice legislation](#) to deliver necessary, targeted zoning reform to benefit communities pursuing new housing production and support the administration’s goal of producing 135,000 new housing units by 2025. [In May, Governor Baker, Lt. Governor Polito, and Housing and Economic Development Secretary Mike Kennealy testified](#) in support of the legislation in front of the Joint Committee on Housing.

###

**Cabot Street (Beverly)** is an existing single-room occupancy (SRO) project located in the city’s central business district. The sponsor is the non-profit YMCA of the North Shore. The project will rehabilitate 45 existing SRO units and construct 24 new SRO units. DHCD will support the project with federal and state low-income housing tax credits (LIHTC) as well as subsidy funds. The City of Beverly will also support the project with local funding. When construction is completed, Cabot Street will offer 69 total SRO units. All units will be restricted for individuals earning less than 60% of area median income (AMI), with 20 units further restricted for individuals earning less than 30% of AMI.

**Bartlett Station Building A (Boston)** is part of a multi-phase redevelopment of a former MBTA lot in **Roxbury**. The sponsor is the non-profit Nuestra Comunidad Development Corporation. DHCD will support the project with LIHTC and subsidy funds, and the City of Boston also will support the project with local funding. When completed, this phase of Bartlett Station will offer 42 new rental units. Thirty units will be affordable to households earning less than 60% of AMI. Twelve units will be further restricted for extremely low-income households earning less than 30% of AMI. When fully redeveloped, Bartlett Station will transform an underutilized urban site into a mixed-use, mixed-income, mixed-tenure community, with over 300 new homes – affordable, workforce and market rate – and space for community activities and commercial and retail businesses.

**Dudley Terrace Apartments (Boston)** is an existing scattered-site occupied project located in the Dorchester neighborhood. The sponsor is the non-profit Dorchester Bay Economic Development Corporation. The project will fully renovate 56 rental units. DHCD will support the project with LIHTC and subsidy funds, and the City of Boston will support the project with additional local funding. When completed, Dudley Terrace Apartments will offer 56 units of affordable rental housing to households earning less than 60% of AMI. Twenty units will be further restricted for extremely low-income households earning less than 30% of AMI, including formerly homeless households.

**Holtzer Park (Boston)** is a new construction transit-oriented housing project for families located in the Jamaica Plain neighborhood. The sponsor is the non-profit Urban Edge. DHCD will support the project with federal and state LIHTC and subsidy funds. The City of Boston will support the project with additional local funding. When completed, Holtzer Park will offer 62 new rental units. Fifty-four units will be reserved for households earning less than 60% of AMI, including thirteen units further restricted for households earning less than 30% of AMI, including formerly homeless households.

**Old Colony Phase Three B4 (Boston)** is part of the ongoing redevelopment of an 840+ unit public housing project in the South Boston neighborhood. The sponsor, Beacon Communities, is working with the Boston Housing Authority (BHA). DHCD will support this phase of Old Colony with federal and state LIHTC and subsidy funds with additional support from the City of Boston with local funding. The project is transit-oriented and located in proximity to extensive park and recreation areas and Boston Harbor beaches. When completed, this phase of Old Colony will offer 88 total units. All units will be affordable to households earning less than 60% of AMI. Nine units will be further restricted for extremely low-income households earning less than 30% of AMI, including formerly homeless families.

**Old Colony Phase Three B9 (Boston)** is also part of the ongoing redevelopment of an 840+ unit public housing project located in **South Boston**. The sponsor is Beacon Communities, working with the Boston Housing Authority (BHA). DHCD will support this phase of Old Colony with federal low-income housing tax credits and subsidy funds. The city of Boston also will support this phase with funds. The project is transit-oriented and located in close proximity to extensive park and recreation areas and Boston Harbor beaches. When completed, this phase of Old Colony will offer 27 total units affordable to households earning less than 60% of AMI. Three units will be further restricted for extremely low-income households earning less than 30% of AMI, including formerly homeless families.

**Olmsted Green Rental Phase IV (Boston)** is a new construction project and one of the final phases of the redevelopment of the former Boston State Hospital site located in the Mattapan neighborhood. Sponsored by the New Boston Fund, this phase of the project will offer 47 total units. Forty units will be restricted to households earning less than 60% of AMI with eight units further restricted to households earning less than 30% of AMI, including formerly homeless households. DHCD will support the project with LIHTC and subsidy funds, and the City of Boston also will provide additional funding.

**Parcel 25 Phase 2 (Boston)** is a new construction transit-oriented housing project for families located in the Mission Hill neighborhood. The project will be located one block from an MBTA subway stop and several major bus routes. The sponsor is the non-profit Mission Hill Neighborhood Housing Services. DHCD will support the project with federal and state LIHTC and subsidy funds. The City of Boston will also support the project with local funding. When completed, Parcel 25 Phase 2 will offer 46 total units. Forty-three units will be affordable to households earning less than 60% of AMI, including eight units

further restricted for extremely low-income families earning less than 30% of AMI, including formerly homeless families.

**Whittier Choice Neighborhood Phase 2 (Boston)** is part of the ongoing major redevelopment of a significant public housing project in need of significant rehabilitation. The sponsor is the non-profit Preservation of Affordable Housing. This new construction phase of the project will be located on a site near Melnea Cass Boulevard and Tremont Street. DHCD will support this phase of Whittier with federal and state LIHTC and subsidy funds. The City of Boston also will support the project with local funding. When completed, this phase of Whittier will offer 52 new rental units. Thirty-one units will be restricted for households earning less than 60% of AMI. Six units will be further restricted for households earning less than 30% of AMI, including formerly homeless families.

**St. Therese Condo I (Everett)** is part of a two-phase new construction project. The non-profit sponsor is The Neighborhood Developers (TND). The two-phase project consists of the redevelopment of a site as low-income housing with services for seniors. DHCD will support the project with low-income housing tax credits and subsidy funds. The city of Everett also will support the project with funds. When completed, St. Therese Condo I will feature 44 units, all of which will be affordable to seniors earning less than 60% of AMI. Eight units will be further restricted for extremely low-income seniors earning less than 30% of AMI, including formerly homeless seniors.

**St. Therese Condo II** also is part of a two-phase new construction project in **Everett**. The non-profit sponsor is The Neighborhood Developers (TND). The two-phase project consists of the redevelopment of a site as low-income housing with services for seniors. DHCD will support the project with low-income housing tax credits and subsidy funds. The city of Everett also will provide support for the project with funds. When completed, St. Therese Condo II will feature 33 units, all of which will be affordable to seniors earning less than 60% of AMI. Six units will be further restricted for extremely low-income seniors earning less than 30% of AMI.

**Megansett Crossing (Falmouth)** is a new construction housing project for families. The sponsor is Michael Galasso (Megansett Crossing LLC). DHCD will support the project with subsidy funds. The town of Falmouth also will support the project with Community Preservation Act funds. When completed, Megansett Crossing will offer 10 total units, three of which will be affordable for families earning less than 80% of AMI.

**Moran Square Redevelopment (Fitchburg)** is a housing project involving the adaptive re-use of two historic buildings and the construction of a new five-story building. The project will create new mixed-income units and commercial/retail space in downtown Fitchburg. The project sponsor is Jon Rudzinski (Rees-Larkin Development LLC). DHCD will support the project with federal and state LIHTC and subsidy funds, and the City of Fitchburg will support the project with local HOME funds. When completed, the project will offer 44 new rental units. Twenty units will be affordable to households earning less than 60% of AMI, with five units further restricted for extremely low-income households earning less than 30% of AMI.

**Harbor Village (Gloucester)** is a mixed-use project consisting of affordable rental units and ground-floor commercial/retail space in the city's downtown district. The sponsor is the non-profit North Shore Community Development Coalition. The Department will support the project with federal LIHTC and subsidy funds, and the City of Gloucester also will support the project with local funds, including

Community Preservation Act funds. When completed, the project will offer 30 new units. All 30 units will be affordable to households earning less than 60% of AMI, with eight units further restricted for extremely low-income households earning less than 30% of AMI.

**Depot Village (Hanson)** is a new construction housing project for families. The sponsor is Dakota Properties. DHCD will support the project with federal and state LIHTC and subsidy funds. When completed, Depot Village, located near an MBTA commuter rail stop, will create 48 new rental units. All 48 units will be affordable to households earning less than 60% of AMI, including five units further restricted for extremely low-income households earning less than 30% of AMI.

**PAC 10 Lofts Phase II (Lawrence)** is the continuation of the adaptive re-use of a historic mill project. The sponsor is Reed Community Partners, LLC. DHCD will support the project with federal and state LIHTC and subsidy funds. The City of Lawrence will support the project with local funding. The completed project will offer 96 new rental units. Sixty-three units will be affordable to households earning less than 60% of AMI, with ten units further restricted for extremely low-income households earning less than 30% of AMI.

**Sirk and Chestnut Square Redevelopment (Lowell)** is a preservation project with two existing occupied projects in need of rehabilitation. The non-profit sponsor is The Caleb Foundation. DHCD will support the rehabilitation of the properties with LIHTC and project-based rental assistance. When the rehabilitation work is completed, Sirk and Chestnut Square will offer 87 total units. Seventy-one units will be restricted for individuals or families earning less than 60% of AMI, with eight units further restricted for extremely low-income households earning less than 30% of AMI.

**Lunenburg Senior Living (Lunenburg)** is a new construction housing project located on the site of a former amusement park. The sponsor is Great Bridge Properties. The sponsor already has completed two successful phases of affordable rental housing on the Lunenburg site. DHCD will support the project with LIHTC and subsidy funds. When completed, Lunenburg Senior Living will offer 70 new rental units for seniors. Fifty-six units will be restricted for seniors earning less than 60% of AMI, with eight units further restricted for extremely low-income seniors earning less than 30% of AMI. Support services will be available at Lunenburg Senior Living.

**Broadway Building (Methuen)** is a new construction housing project for families to be built in downtown Methuen. The sponsor is DS Development LLC. DHCD will support the project with federal and state LIHTC and subsidy funds, and the City of Methuen will support the project with local HOME funds. When completed, Broadway Building will offer 40 new rental units, all of which will be affordable to households earning less than 60% of AMI. Four units will further be restricted for extremely low-income households earning less than 30% of AMI.

**The Tannery (Peabody)** is an existing occupied housing project. Winn Development will purchase and rehabilitate the project as DHCD's designee under provisions of the state's preservation law, Chapter 40T. DHCD will support the project with federal and state LIHTC and subsidy funds. MassHousing will also support the project, which was originally financed through Chapter 13A, with subsidy funds. In addition, the City of Peabody will also provide local funding. When rehabilitation is complete, the Tannery will offer 284 total units, with 200 units reserved for households earning less than 60% of AMI. Thirty-five units will be further restricted for households earning less than 30% of AMI.

**Terrapin Ridge (Sandwich)** is a new construction housing project for families. The Women's Institute is the non-profit sponsor. DHCD will support the project with LIHTC and subsidy funds. The Town of Sandwich will support the project with \$1.4 million in Community Preservation Act funds. When completed, Terrapin Ridge will offer 30 new rental units. All units will be restricted for households earning less than 60% of AMI, with 14 units further restricted for extremely low-income households earning less than 30% of AMI.

**Lawson Green (Scituate)** is a new construction housing project for seniors located next to the newly renovated and expanded public library. The sponsor is The Grantham Group, LLC. DHCD will support the project with federal LIHTC and subsidy funds, and the Town of Scituate will support the project with \$2.5 million in Community Preservation Act funds. When completed, Lawson Green will offer 30 new rental units, all of which will be affordable to senior households earning less than 60% of AMI. Eight units will be further restricted for extremely low-income senior households earning less than 30% of AMI. Support services for seniors will be available at Lawson Green.

**Wells School Apartments (Southbridge)** is the adaptive reuse of a former Southbridge school into affordable housing for residents age 55 and over. The sponsor is Arch Communities LLC. DHCD will support the project with federal and state LIHTC and subsidy funds. When completed, the project will offer 56 new rental units, all of which will be affordable to households earning less than 60% of AMI. Six units will be further restricted for extremely low-income households earning less than 30% of AMI.

**Senior Residences at The Machon (Swampscott)** is a redevelopment project of a vacant elementary school located across from a park and near the senior center and high school. The sponsor is the non-profit B'nai B'rith Housing New England, Inc. DHCD will support the project with federal LIHTC and subsidy funds. When completed, the project will offer 38 new rental units, all of which will be affordable to senior households earning less than 60% of AMI. Eight units will be further restricted for extremely low-income senior households earning less than 30% of AMI. B'nai B'rith will offer support services at the Machon for residents.

**Walker School Apartments (Taunton)** is a historic rehabilitation project for seniors. The sponsor is the non-profit Affordable Housing and Collaborative Services, Inc. DHCD will support the project with federal and state LIHTC and subsidy funds. The City of Taunton will also provide local funding to support the project. When completed, Walker School Apartments will offer 40 units, all of which will be affordable to seniors earning less than 60% of AMI. Sixteen units will be further restricted for extremely low-income seniors earning less than 30% of AMI. The new residents of the project also will be able to access support services tailored to seniors' needs.

**Cole Avenue (Williamstown)** is a new construction housing project on a town-owned, former industrial site located near the Hoosic River. The sponsor is the non-profit Berkshire Housing Development Corp. DHCD will support the project with federal LIHTC and subsidy funds, and the Town of Williamstown will provide additional funds through the Community Preservation Act. When completed, Cole Avenue will offer 41 new rental units. Thirty-eight will be affordable to households earning less than 60% of AMI, with eight units will be further restricted for extremely low-income households earning less than 30% of AMI.

**126 Chandler (Worcester)** is a new construction and adaptive re-use housing project. The project will revitalize a long-vacant mill building and construct new units in the Piedmont neighborhood of

Worcester. The sponsor is the non-profit Worcester Common Ground. DHCD will support the project with federal and state LIHTC and subsidy funds, and the City of Worcester will support the project with local HOME funds. When completed, the project will offer 31 total units, all of which will be affordable to households earning less than 60% of AMI. Nine units will be further restricted for extremely low-income households earning less than 30% of AMI.

**Residences at Yarmouth Gardens (Yarmouth)** is a new construction project for families. The sponsor is Commonwealth Community Developers, LLC. DHCD will support the project with federal and state LIHTC and subsidy funds, and the Town of Yarmouth will provide \$1.2 million in Community Preservation Act funds. When completed, the Residences at Yarmouth Gardens will offer 40 new rental units. All units will be affordable to households earning less than 60% of AMI, with eight units further restricted for households earning less than 30% of AMI.

###